



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Community Council
May 24, 2007

TO: Chair and Members of North West Community Council

SUBMITTED BY:


Paul Dunphy, Director of Community Development

DATE: May 17, 2007

SUBJECT: **Case 01029: Amend the Sackville MPS to Increase the Maximum
Gross Floor Area of C-1 (Local Business) Zone Uses**

INFORMATION REPORT

ORIGIN

Status sheet item #10.2.1 - March 22, 2007 meeting of North West Community Council

BACKGROUND

At the March 22, 2007 meeting of North West Community Council, Council requested that staff initiate a plan amendment process to consider amending the Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB) in order to increase the maximum permitted gross floor area of C-1 (Local Business) Zone uses from 2000 square feet to 5000 square feet.

DISCUSSION

Policies UR-17 and UR-18 of the Sackville MPS indicate that the C-1 zone is intended to provide for the establishment of neighborhood commercial convenience uses such as corner stores (variety and food stores) and service and personal service uses within residential areas. Applications for new C-1 uses may only be considered by Council through the development agreement process in order to ensure that proposed C-1 uses are compatible with surrounding residential uses in terms of traffic, access, hours of operation, size and appearance, etc.

There are a limited number of C-1 zoned properties within the Plan Area at the present time. Staff understand that commercial operators have expressed frustration with the maximum square footage currently permitted in the C-1 zone (2000 square foot). The next largest commercial zone within the Sackville Plan Area is the Community Commercial (C-2) Zone which permits a much broader range of commercial uses than the C-1 Zone and has a maximum commercial floor area of 10,000 square feet. The range and size of commercial uses permitted in the C-2 zone are likely not appropriate for locations within residential areas. However, consideration for expanding the maximum commercial floor area in the C-1 Zone up to 5000 square feet may be reasonable given the limited type of uses permitted in the zone and the requirement that C-1 proposals be considered through the development agreement process.

Planning Services has opened a case file (Case 01029) to review this request. Staff will prepare a Plan Amendment Initiation Report to be forwarded to Regional Council at a later date.

BUDGET IMPLICATIONS

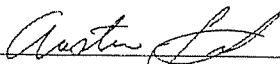
There are no budget implications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Joseph Driscoll, Planner I, Community Development, 869-4262

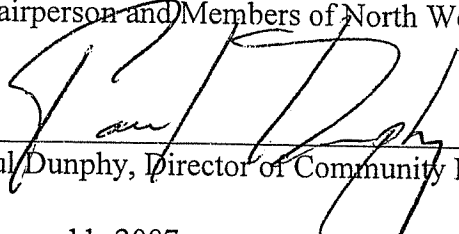
Report Approved by: 
Austin French, Manager of Planning Services, 490-6717



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

North West Community Council
March 22, 2007

TO: Chairperson and Members of North West Community Council

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: January 11, 2007

SUBJECT: Policy P-71 - Beaver Bank, Hammonds Plains and Upper Sackville
Municipal Planning Strategy

INFORMATION REPORT

ORIGIN:

At the June 18, 2002 meeting of the North West Community Council, Council requested a staff response as to how Policy P-71 of the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy was to be implemented.

BACKGROUND:

Policy P-71 of the Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville is as follows:

“P-71 With regard to the environmental sensitivity of Springfield Lake, it shall be the intention of Council to take additional measures to protect the lake by establishing the watershed of Springfield Lake as a priority area for storm drainage master planning as outlined in Appendix PA of the "Province of Nova Scotia, Municipality of the County of Halifax Recommendations and Stormwater Policy" prepared by Halifax County Storm Drainage Task Force. In order to minimize the impact of stormwater upon the natural and manmade environment until such time as the Master Plan is prepared, it shall be the intention of Council to require storm drainage information and design for subdivision and development within the designation, to ensure compliance with municipal policies and criteria.”

In recognition of the sensitivity of Springfield Lake to stormwater runoff, this policy was adopted to reduce the effects of future development within the watershed. The intent of the policy is to

require additional measures to protect the Springfield Lake watershed and identifies the area as a priority for storm drainage master planning.

DISCUSSION:

HRM commissioned the region-wide Water Resource Management Study which was completed in the fall of 2003. This study led to the creation of Stormwater Management Guidelines for HRM which establish best practices to minimize the adverse effects of development. In addition to the Guidelines, Policy SU-28 of the Regional Plan calls for the preparation of a Stormwater Management Functional Plan which will address in further detail appropriate designs and practices for the handling of stormwater. These measures will be implemented using a variety of tools such as the Municipal Service Systems Specification document, HRM's operational and administrative programs and land use policies and regulations.

The Springfield Lake area is near the future Middle Sackville Suburban Local Centre identified in the Regional Plan. Secondary planning processes will be used to plan the centres. As a component of the secondary planning process, a full watershed study, consistent with Policy E-17 of the Regional Plan, will be necessary. The study will recommend strategies to adapt the Stormwater Management Guidelines and Functional Plan to the specific needs of this watershed. The timetable for the secondary planning exercise for this area has not yet been established.

BUDGET IMPLICATIONS:

There are no budget implications at this time. Options involving capital work will be brought forth to Regional Council for future decision.

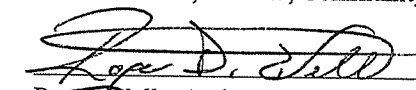
FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Leticia Smillie, Planner, Community Development, 876-4747

Report Approved by:



Roger Wells, Acting Manager, Planning Services, 490-4373

From: Sheilagh Edmonds
To: Leticia Smillie; Paul Dunphy; Roger Wells
Date: March 28, 2007 12:30:51 pm
Subject: North West Community Council Status Sheet Item RE: Policy P-71 - Follow Up from 22/03/07 Meeting

At the above-noted NWCC meeting, the information report dated January 11, 2007 was submitted. Community Council has asked for additional information on this item.

In addressing the item, the Chair noted that the matter was originally raised in June 2002, with the hope that HRM would start work on rock lining some of the ditches in and around the roads that lead to Springfield Lake as a way to stop a lot of sediment from entering the lake. Community Council indicated that the report did not provide the detailed information they are looking for, and asked staff to follow up and report back on whether work on rock lining the ditches could, at least, begin; and, that staff provide a timeline on rock lining of the ditches (e.g. over the next four or five years, indicate what ditches will be done each year).

CC: Gail Harnish; Shannon O'Brien

